1		The Honorable Christopher M. Alston Chapter 13
2		Chapter 13
3		
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7 8		
9		
10	UNITED STATES BA WESTERN DISTRICT OF W	
11	IN RE:	ASHINGTON AT SEATTLE
12	Gary Rosenthal,	Case No. 24-12397 – CMA
13	Debtor.	Adv. No. 25-01010-CMA
14	2 Cotton	Chapter: 13
15	Gary Rosenthal,	
16	Plaintiff,	EXHIBITS TO DECLARATION OF EDUARDO C. MONTERO
17	v.	EDUTADO C. MONTERO
18	Defendant NewRez, LLC, d/b/a/ Shellpoint	
19	Mortgage Services, LLC, Buda Hill, LLC, and Eastside Funding, LLC	
20	Defendant.	
21		
22		
<ul><li>23</li><li>24</li></ul>		
25		
26		
	1	
	EXHIBITS TO DECLARATION OF EDUARD MONTERO	

Case 25-01010-CMA

Doc 83-1

Filed 04/27/25

Ent. 04/27/25 25:38:4802 P419190192

# **EXHIBIT 1**

# **Appraiser Resume**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			

# Eduardo C. Montero Certified Residential Appraiser

# Formal Education, Seminars, and Continuing Education.

Universidad de San Martín de Porres	
BS Economics	2001
Appraisal Institute	
Basic Appraisal Principles	2006
Basic Appraisal Procedures	2006
National USPAP Course	2006
Highest and Best Use	2006
Residential Market Analysis	2006
National USPAP Update	2008
Mckissock Appraisal School	
Sales Comparison Approach	2006
Studies & Analyses	2006
FHA Appraisal Protocol	2008
Factory Built Housing Appraisals	2008
Private Appraisal Assignments	2008
Construction Details and Trends	2010
Environmental Issues for Appraisers	2010
National USPAP Update	2010
The Evolution of Finance & The Mortgage Market	2010
REO & Foreclosures	2010
Environmental Pollution & Mold	2010

# **Professional Experience**

North Coast Appraisal	
Chief Appraiser (Arlington Washington)	2006 - Present
Resort Appraisal Service LLC	
Branch Coordinator (Evanston Wyoming)	2004 - 2006
Appraiser Trainee (Park City Utah)	2003 - 2004

# Partial List of Clients

Bank of America, Wells Fargo Bank, JP Morgan Chase Bank, GMAC, M&T Bank, Vertice, Aurora Loan Services, Wilmington Finance, Appraisal Audit, Appraisal Bank, RELS, Insured Credit Services, Republic Mortgage Insurance Co, United Lender Services, Everbank, US Bank, Sierra Pacific, Federal Housing Administration (FHA), Flagstar, Homecomings, World Alliance, BECU, Blue Wave Mortgage, JL Financial, Liberty Financial, National Real Estate Information Services, among others.

## **Personal References**

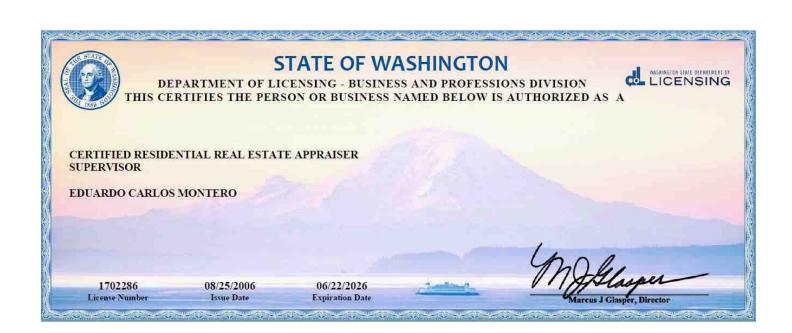
Robert Hunt	R&R Appraisals (Park City, UT)	(435) 962 <b>-</b> 0206
Kevin Weed	Resort Appraisal Service (Park City, UT)	(435) 513-4638
David Jones	Equity Appraisals (Bend, OR)	(541) 504-6866

North Coast Appraisal - Ph 425 367 4647 - Fx 866 721 5529 - Oders@NorthCoastApp.com

# **EXHIBIT 2**

# **Appraiser License**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			



# **EXHIBIT 3**

566-4101851 File # PR#521162

	The purpose of this summary appraisal repo	irt is to provide the lender/client	with an act	curate, and adequate	y				
	Property Address 20228 23rd PI NW			City Shoreline				Zip Code 9817	77
	Borrower Gary Rosenthal	Owner of Pu	ıblic Record	Rosenthal Gar	ry Scott	Co	unty King		
I		PLAT BLOCK: PLAT LOT: 4							
I	Assessor's Parcel # 1158800040			Tax Year 2024				2,270	
CT	Neighborhood Name Woodway			•	12644		nsus Tract 0		
SUBJECT	Occupant Owner Tenant Vac			0	PU	ID HOA\$ (	)	per year	per month
SEE.	Property Rights Appraised Fee Simple	Leasehold Other (desc							
0,	Assignment Type Purchase Transaction	Refinance Transaction	Other (de						
	Lender/Client New American Funding			Myford Road, Sui				/ <b>\</b> N-	
	Is the subject property currently offered for sale				date of this apprais	Sai?		Yes 🔀 No	
	Report data source(s) used, offering price(s), an	d date(s). NWMLS and c	county rec	oras.					
	I did did not analyze the contract for	sale for the subject purchase transac	tion Evolain t	the recults of the analy	veis of the contract	t for cale or why	the analysis	was not	
	performed.	Sale for the Subject purchase transac	illoni. Expiani i	une results of the arrany	ysis of the contract	i iui saie ui wiig	lile allalysis	was not	
H	portormou.								
S. S.	Contract Price \$ Date of Cor	tract Is the prop	erty seller the	e owner of public reco	rd? Yes	No Data	Source(s)		
CONTRACT	Is there any financial assistance (loan charges, s	ale concessions, gift or downpaymen	nt assistance,	etc.) to be paid by any	y party on behalf o	f the borrower?		Yes	☐ No
႘	If Yes, report the total dollar amount and describ								
I	Note: Race and the racial composition of the	neighborhood are not appraisal fa							
	Neighborhood Characteristics		1	lousing Trends		One-Unit		Present Land	
I	Location Urban Suburban	Rural Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	88 %
Q	Built-Up	Under 25% Demand/Supply   Notation Times	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	4 %
00	Growth Rapid Stable	Slow Marketing Time			Over 6 mths	900 Lo		Multi-Family	3 %
<b>NEIGHBORHOOD</b>		neighborhood is bounded by			th, 8th Ave	2,000 Hig		Commercial	5 %
单	NW to the East, NW 188th St to the					1,400 Pre		Other	0 %
9		rhood is comprised of Single							
Ë	neighborhood local businesses. Pub		re located	in the immediate	e area and ma	ajor empioyr	nent is loca	ated in the gr	eater
	Seattle-Everett area (Boeing, Micros Market Conditions (including support for the abo		kat aanditi	ions addendum.					
	market conditions (metading support for the abo	Gee man	Ket Conditi	ions addendum.					
	Dimensions 81',63',143',88'	Area 72	215 sf	Shap	<sup>0e</sup> Trapezoida	al	View B;	Wtr:	
	Specific Zoning Classification R6			Single Family(Res				,	
		conforming (Grandfathered Use)							
	Is the highest and best use of subject property a	improved (or as proposed per plans	and specifica	ations) the present use	e?	Yes N	o If No, des	cribe See ge	eneral
	text addendum.								
	Utilities Public Other (describe)	Public	Other (des	scribe)	Off-site Impr	ovements - Typ	e		Private
SITE	Electricity \( \sum_{\text{\tinc{\text{\ti}\text{\texi{\text{\ti}}}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}}\tittt{\text{\text{\text{\text{\texi}\text{\texi}\text{\text{\text{\texi}\titt{\text{\texi}\text{\text{\text{\text{\text{\tet	Water			Street Asp			<u> </u>	
S	Gas 🔲	Sanitary Sewer			Alley Non	ie		<u> </u>	
I	FEMA Special Flood Hazard Area Yes	No FEMA Flood Zone X for the market area?			033C0020G		FEMA Map	Date 08/19/2	020
I	Are the utilities and off-site improvements typica Are there any adverse site conditions or external			,	s etc.)?	Yes	No	If Yes, describe	
ſ	The subject is located at the end of a	· · · · · · · · · · · · · · · · · · ·						,	
ſ	THE SUBJECT IS IDEALED AT THE CHU OF A	physic unvewsy. Howevel,	, no auver	oo casements Of	any outel au	voise iaulul	O MOIG HOL	ou.	
I									
Ī									
	General Description	Foundation		Exterior Description	n materia	ls/condition	Interior	materials,	condition/
	General Description Units  ☐ One with Accessory Unit	Foundation Concrete Slab Crawl S	pace	Exterior Description Foundation Walls	n materia Cct/Avg		<b>Interior</b> Floors	materials,	
	Units One One with Accessory Unit # of Stories 1	Concrete Slab Crawl S		•					e/Gd
	Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit	Concrete Slab Crawl S Full Basement Partial B Basement Area	Basement 966 sq.ft.	Foundation Walls Exterior Walls Roof Surface	Cct/Avg Wood/Avg AspShng/A	vg	Floors Walls Trim/Finish	Hwd,Cpt,Til	e/Gd
	Units One One with Accessory Unit # of Stories 1 Type Det Att. S-Det/End Unit Existing Proposed Under Const.	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish	966 sq.ft. 100 %	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout	Cct/Avg Wood/Avg AspShng/A & Metal/Avg	vg	Floors Walls Trim/Finish Bath Floor	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God	e/Gd g od
	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum	966 sq.ft. 100 % np Pump	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go	.vg pod	Floors Walls Trim/Finish Bath Floor Bath Wainscot	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo	e/Gd g od
	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation	3asement 966 sq.ft. 100 % pp Pump	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo	vg pod d	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage	Hwd,Cpt,Til Drywall/Avg WdStnd/Avd CerTile/God CerTile/God None	e/Gd g od od
	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement	Basement 966 sq.ft. 100 % np Pump	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo	vg pod d	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage  Driveway	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God None # of Cars	e/Gd
	Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB	Basement 966 sq.ft. 100 % pp Pump Radiant	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/C	ood d Gd ove(s) # 1	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage  Driveway Driveway Surfa	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God None # of Cars	e/Gd g od od 3 ohalt
	Units One One with Accessory Unit # of Stories 1  Type Det Att. S-Det,/End Unit Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None Drop Stair Stairs	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB	Basement 966 sq.ft. 100 % pp Pump Radiant Gas	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities  Fireplace(s) #	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G X Woodsto 2 X Fence V	ood d Gd ove(s) # 1 Nd/Partial	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo CorTile/Goo Aor # of Cars ace # of Cars	e/Gd  g od od od ohalt 3
S.	Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None Drop Stair Stairs Floor Scuttle	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni	966 sq.ft. 100 % pp Pump Radiant Gas ing	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/C Woodsto 2 X Fence V	ood d Gd ove(s) # 1 Nd/Partial Open	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo CorTile/Goo CorTile/Goo Asp # of Cars # of Cars # of Cars	e/Gd  g od od od ohalt 3 0
INTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Scuttle Finished Heated	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni	Basement 966 sq.ft. 100 % INDEPT Pump Radiant Indept Gas Ing None	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None	Cct/Avg Wood/Avg AspShng/A  \$ Metal/Avg VnISIdrs/Go DbIPn/Goo NylonFull/G  Woodsto 2 Fence V ( X Porch (	ood d Gd ove(s) # 1 Nd/Partial Open None	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo CorTile/Goo CorTile/Goo Asp # of Cars # of Cars # of Cars	e/Gd  g od od od ohalt 3
EMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Oven	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Disposal	Basement  966 sq.ft.  100 %  pp Pump  Radiant  Gas  ing  None	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Di	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnISIdrs/Go DbIPn/Goo NylonFull/G Woodsto 2 Fence V Porch ( Other I)	ood d Gd ove(s) # 1 Wd/Partial Open None (describe)	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfi Garage Carport Att.	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo	e/Gd  g od od od ohalt 3 0 Built-in
OVEMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Scuttle Finished Heated	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal Rooms 3 Bet	Basement  966 sq.ft.  100 %  pp Pump  Radiant  Gas  ing  None  Microw  drooms	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Di 2.0 Bath(s)	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G Woodsto 2 Fence v / Porch (	ood d Gd ove(s) # 1 N/d/Partial Open None (describe) 8 Square Fee	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God Cors doe Asp # of Cars # of Cars # of Cars Det.	e/Gd  cl cod od od od  3 ohalt 3 O  Built-in
PROVEMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Stairs Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains:	Concrete Slab Crawl S  Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal Rooms 3 Bet Fuel Nat Cooling Ocentral Air Conditioni Individual Souther Object Sposal Rooms 3 Bet Fuel Nat Cooling Ocentral Air Conditioni Dishwasher Souther Rooms A Bet Fuel Nat Cooling Ocentral Air Conditioni Rooms A Bet Fuel Nat Cooling Ocentral Air Conditioni Rooms A Bet Fuel Nat Cooling Ocentral Air Conditioni	Basement  966 sq.ft.  100 %  pp Pump  Radiant  Gas  ing  None  Microw  drooms  rsized ope	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Dr 2.0 Bath(s) en deck, open floor	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G Woodsto 2 Fence v / Porch (	ood d Gd ove(s) # 1 N/d/Partial Open None (describe) 8 Square Fee	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God Cors doe Asp # of Cars # of Cars # of Cars Det.	e/Gd  cl cod od od od  3 ohalt 3 O  Built-in
	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Stairs Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items	Concrete Slab Crawl S  Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Bet 6, etc.). Open porch, over out daylight basement, and	Basement  966 sq.ft.  100 %  pp Pump  Radiant  Gas  ing  None  Microw  drooms  rsized ope a 3 car ga	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Dr 2.0 Bath(s) en deck, open floor	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnISIdrs/Go NylonFull/G Woodsto 2 Fence V ( Porch (  Other I  ryer Other (  1,69 or plan, hardw	ood d Gd ove(s) # 1 N/d/Partial Open None (describe) 8 Square Fee	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goc CerTile/Goc None # of Cars ace Asp # of Cars  # of Cars  Det.  ing Area Above Ge e floors, gran	e/Gd  cl cod od od od  3 ohalt 3 O  Built-in
IMPROVEMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Stairs Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items countertops, 2 wood fireplaces, walk	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Bet 6, etc.). Open porch, over out daylight basement, and needed repairs, deterioration, renovati	Basement  966 sq.ft.  100 %  In Pump  Radiant  Gas  Ing  None  Microw  drooms  rsized ope  a 3 car gations, remode	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Di 2.0 Bath(s) en deck, open floor arage. ling, etc.).	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnISIdrs/G DbIPn/Goo NylonFull/C Woodsto 2 Fence v / Porch ( Other n ryer Other ( 1,69 or plan, hardw	ood d Gd ove(s) # 1 Nd/Partial Open None (describe) 08 Square Fee vood floors, n-updated-s	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.  et of Gross Live ceramic tile six to ten ye	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo None # of Cars ace Asp # of Cars  # of Cars  Det.  ing Area Above Ge e floors, gran	e/Gd  a de
IMPROVEMENTS	Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None Drop Stair Stairs Floor Stairs Stairs Floor Scuttle Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items countertops, 2 wood fireplaces, walk Describe the condition of the property (including	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Bet 1, etc.). Open porch, over out daylight basement, and aneeded repairs, deterioration, renovations ago; The improvements	Radiant Gas ing None Microwdrooms rsized ope a 3 car ga tions, remode have been	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Di 2.0 Bath(s) en deck, open floor arage. ling, etc.). n well kept and p	Cct/Avg Wood/Avg AspShng/As S Metal/Avg VnISIdrs/Go DbIPn/Goo NylonFull/G Woodsto 2 Fence V C Porch (	ood d Gd ove(s) # 1 Nd/Partial Open None (describe) R Square Feet rood floors, n-updated-sed having le	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.  At of Gross Liv ceramic tile six to ten ye ss than no	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo None # of Cars ace Asg # of Cars  # of Cars  Det.  ing Area Above G e floors, gran ears  rmal physical	e/Gd  cl cl cl dd  3 ohalt 3 0  X Built-in rade
IMPROVEMENTS	Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None Drop Stair Stairs Floor Stairs Scuttle Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items countertops, 2 wood fireplaces, walk Describe the condition of the property (including ago;Bathrooms-updated-six to ten years)	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Bet Fuel Nat Cooling Central Air Conditioni Cooling Central Air Conditioni Dishwasher Disposal Fuel Nat Cooling Central Air Conditioni Cooling Central Air Conditioni Dishwasher Disposal Fuel Nat Cooling Central Air Conditioni Cooling Central Air Cooling Ce	Basement  966 sq.ft.  100 %  In Pump  Radiant  Gas  Ing  None  Microw  drooms  rsized ope  a 3 car gae  ions, remode  have beer  condition.	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Di 2.0 Bath(s) en deck, open floor arage. ling, etc.). n well kept and p All utilities were deck	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G Woodsto 2 Fence v Porch ( Other N ryer Other ( 1,69 or plan, hardw C3;Kitche partially update on and workin	ood d Gd ove(s) # 1 Nd/Partial Open None (describe) R Square Feet rood floors, n-updated-sed having le	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.  At of Gross Liv ceramic tile six to ten ye ss than no	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/Goo CerTile/Goo None # of Cars ace Asg # of Cars  # of Cars  Det.  ing Area Above G e floors, gran ears  rmal physical	e/Gd  cl cl cl dd  3 ohalt 3 0  X Built-in rade
IMPROVEMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items countertops, 2 wood fireplaces, walk Describe the condition of the property (including ago; Bathrooms-updated-six to ten ye depreciation. The Subject is considered earthquake straps were found property	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Becton, etc.). Open porch, over out daylight basement, and eneeded repairs, deterioration, renovations are ago; The improvements ared to be in Average-Good or or out the second of the water head	Basement  966 sq.ft.  100 %  In Pump  Radiant  Gas  Ing  None  Microw  drooms  rsized ope  a 3 car ga  tions, remode  have been  condition.  ater at the	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Dr 2.0 Bath(s) en deck, open floor arage. ling, etc.). In well kept and p All utilities were of	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G Woodsto 2 Fence v Porch o 1,69 or plan, hardw C3;Kitche partially update on and workin ection.	ood d Gd ove(s) # 1 Nd/Partial Open None (describe) R Square Feet rood floors, n-updated-sed having le	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfi Carport Att.  t of Gross Liv ceramic tile six to ten ye ss than no e of the ins	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God None # of Cars # of Cars # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  rote pet.	e/Gd  Glood  Glood  3  Ohalt  3  Ohalt  ite tile
IMPROVEMENTS	Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Rsd-Rambler Year Built 1969 Effective Age (Yrs) 10 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items countertops, 2 wood fireplaces, walk Describe the condition of the property (including ago;Bathrooms-updated-six to ten yed depreciation. The Subject is consider	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Other Dishwasher Disposal 7 Rooms 3 Becton, etc.). Open porch, over out daylight basement, and eneeded repairs, deterioration, renovations are ago; The improvements ared to be in Average-Good or or out the second of the water head	Basement  966 sq.ft.  100 %  In Pump  Radiant  Gas  Ing  None  Microw  drooms  rsized ope  a 3 car ga  tions, remode  have been  condition.  ater at the	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/Y Pool None vave Washer/Dr 2.0 Bath(s) en deck, open floor arage. ling, etc.). In well kept and p All utilities were of	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go DblPn/Goo NylonFull/G Woodsto 2 Fence v Porch o 1,69 or plan, hardw C3;Kitche partially update on and workin ection.	ood d Gd ove(s) # 1 Nd/Partial Open None (describe) R Square Feet rood floors, n-updated-sed having le	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Carport Att.  At of Gross Liv ceramic tile six to ten ye ss than no	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God None # of Cars # of Cars # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  rot Cars  # of Cars  # of Cars  # of Cars  # of Cars  Det.	e/Gd  Glood  Glood  3  Ohalt  3  Ohalt  ite tile
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IMPROVEMENTS	Units One One with Accessory Unit  # of Stories 1  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Rsd-Rambler  Year Built 1969  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items countertops, 2 wood fireplaces, walk Describe the condition of the property (including ago;Bathrooms-updated-six to ten ye depreciation. The Subject is considered earthquake straps were found property.	Concrete Slab Crawl S Full Basement Partial B Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating FWA HWBB Other Fuel Nat Cooling Central Air Conditioni Individual Siphosal 7 Rooms 3 Ber 6, etc.). Open porch, over out daylight basement, and aneeded repairs, deterioration, renovative ars ago; The improvements red to be in Average-Good or and installed on the water heat	Basement  966 sq.ft.  100 %  In Pump  Radiant  Gas  Ing  None  Microw  drooms  rsized ope  a 3 car ga  tions, remode  have beer  condition. A  ater at the	Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck N/y Pool None vave Washer/Dr 2.0 Bath(s) en deck, open floor arage. ling, etc.). In well kept and p All utilities were of time of the inspect	Cct/Avg Wood/Avg AspShng/A S Metal/Avg VnlSldrs/Go NylonFull/G Woodsto 2 Fence v ( Porch (  Other I	ood d Gd ove(s) # 1 Wd/Partial Open None (describe) B Square Fee vood floors, n-updated-sed having le g at the time	Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Garage Att.  Att.  St of Gross Liv ceramic tile six to ten ye ss than no e of the ins	Hwd,Cpt,Til Drywall/Avg WdStnd/Avg CerTile/God CerTile/God None # of Cars ace Asg # of Cars Det.  ing Area Above Ge floors, gran ears rmal physical spection. Dou	e/Gd  Glood  Glood  3 ohalt  3 Ohalt  ite tile
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Freddie Mac Form 70 March 2005

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# Uniform Residential Appraisal Report 566-410185 File # PR#521162

566-4101851

			the subject neighborho					89,000	
		neighborhood within	the past twelve mont	hs ranging in sa	ale price	e from \$ 900,00	0 to \$ 1	,930,000	
FEATURE	SUBJECT	COMPARAB	LE SALE # 1	COMPA	ARABLE	E SALE # 2	COMPARAB	LE SALE # 3	
Address 20228 23rd PI N\	٧	20137 21st Ave	NW	1843 NW 20	02nd S	St	24323 Timber Lr	1	
Shoreline, WA 98	3177	Shoreline, WA 9	8177	Shoreline, WA 98177		Woodway, WA 98020			
Proximity to Subject		0.10 miles SE		0.20 miles S			0.17 miles NE		
Sale Price	\$		\$ 1,549,000		\$	1,008,500		\$ 1,889,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 815.26 sq.ft.		\$ 528.01	sq.ft.	, ,	\$ 698.59 sq.ft.	, ,	
Data Source(s)		NWMLS #22816		NWMLS #22		2;DOM 5	NWMLS #22412	10;DOM 8	
Verification Source(s)		Tax Records/Pu	•	Tax Records		· ·	Tax Records/Pul	•	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth		ArmLth		()	ArmLth		
Concessions		Conv;0		Conv;0			VA;0		
Date of Sale/Time		s11/24;c10/24		s10/24;c09/2	24		s07/24;c06/24		
Location	N;Res;	N;Res;		N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			Fee Simple		
Site	7215 sf	9750 sf	-5.820	9000 sf		<u>-4 098</u>	25265 sf	-41,437	
View	B;Wtr;	B;Wtr;	-0,020	N;Res;		+100,000		+100,000	
Design (Style)	DT1;Rsd-Ramble		0	DT1;Ramble	≥r		DT2;Craftsman	-100,000	
Quality of Construction	Q4	Q3	-77,450		51		Q2	-188,900	
Actual Age	56	75		67		0	101	-100,900	
Condition	C3	C3	0	C3		0	C3	0	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0		Baths	^	Total Bdrms. Baths	0	
Room Count	7 3 2.0	8 3 2.0	0		2.0	0		-4,000	
Gross Living Area	1,698 sq.ft.	1,900 sq.ft.							
Basement & Finished	· ·	,			<b>Տ</b> Կ.Ո.	-53,000		-251,500	
	966sf966sfin	1260sf200sfin	-14,700			+48,300		+48,300	
Rooms Below Grade	1rr1br1.0ba2o	1rr0br0.1ba2o	+78,600			+100,600		+100,600	
Functional Utility	Typical	Typical	40.000	Typical			Typical		
Heating/Cooling	WFA/ None	WFA/ A/C	-10,000	WFA/ None			Bsbd/ Electric	0	
Energy Efficient Items	Reg. Insulation	Reg. Insulation		Reg. Insulati	ion		Reg. Insulation		
Garage/Carport	3gbi3dw	2ga2dw	+20,000				3gd3dw	0	
Porch/Patio/Deck	Porch,Deck	Porch,Patio		Porch,Patio			Porch,Patio,Dck	0	
Fireplaces	2FP, 1WS	2FP	0	1FP			2FP	0	
Extras	None	None		Pool		-50,000	None		
					_				
Net Adjustment (Total)		_ + 🗶 -	\$ -59,870		] - [\$	161,802		\$ -336,937	
Adjusted Sale Price		Net Adj. 3.9 %			6.0 %		Net Adj. 17.8 %		
of Comparables		Gross Adj. 16.6 %	\$ 1,489,130	Gross Adj. 37	7.3 % \$	1,170,302	Gross Adj. 44.2 %	\$ 1,552,063	
Data Source(s) NWMLS ar My research ☐ did 🔀 did r	nd county records	s or transfers of the co	bject property for the th						
Report the results of the research a	and analysis of the prior	sale or transfer history	of the subject property	and comparable	sales (r	report additional prior s	sales on page 3).		
ITEM	SL	IBJECT	COMPARABLE SA	ALE #1	CO	)MPARABLE SALE #2	2 COMPA	RABLE SALE #3	
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)	NWMLS/Tax	Records	NWMLS/Tax Reco	ords N	\WML	S/Tax Records	NWMLS/Ta	ax Records	
Effective Date of Data Source(s)	01/07/2025		01/07/2025	0	)1/07/2	2025	01/07/2025	;	
Analysis of prior sale or transfer hi	story of the subject pro	perty and comparable s	sales No	transfers or s	sales h	nistory of the Sub	piect to report on	public records	
Analysis of prior sale or transfer history of the subject property and comparable sales  No transfers or sales history of the Subject to report on public records within the past 36 months. No public record could be found indicating that the comparable sales have sold within 12 months prior to its last sale.									
				Summary of Sales Comparison Approach See attached addenda.					
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap	proach See at	tached addenda.							
Summary of Sales Comparison Ap		tached addenda.							
	on Approach \$ 1,	350,000	Cost Approach (if deve	eloped) \$ 1,	,389,0	97 Income App	roach (if developed) \$		
Indicated Value by Sales Comparis	on Approach \$ 1, arison Approach \$	350,000 1,350,000		1 / 1,		<u> </u>	<u> </u>		
Indicated Value by Sales Comparis	on Approach \$ 1, arison Approach \$ nt from the lendel	350,000 1,350,000 r and in accordan	ce with USPAP, th	ne appraiser v	valued	d the Subject pro	perty using the S	ales Approach	
Indicated Value by Sales Comparis Indicated Value by: Sales Comp Based upon the assignme to value. Neither the Cost	on Approach \$ 1, arison Approach \$ nt from the lender Approach nor the	350,000 1,350,000 r and in accordan Income Approac	ce with USPAP, the	ne appraiser v	valued estab	d the Subject pro dish a reliable es	perty using the S timate of value fo	ales Approach r the Subject.	
Indicated Value by Sales Comparis Indicated Value by: Sales Comp Based upon the assignme to value. Neither the Cost This appraisal is made  "as i	on Approach \$ 1, arison Approach \$ nt from the lender Approach nor the s",  subject to following repairs or a	350,000 1,350,000 r and in accordan Income Approac	ce with USPAP, the hare considered as and specifications on is of a hypothetical c	ne appraiser values appraiser value appraiser	valued estab a hypo e repair	the Subject pro olish a reliable es othetical condition that s or alterations have	perty using the S timate of value fo at the improvements	ales Approach r the Subject. have been	
Indicated Value by Sales Comparis Indicated Value by: Sales Comp Based upon the assignme to value. Neither the Cost This appraisal is made "as i completed, subject to the	on Approach \$ 1, arison Approach \$ nt from the lender Approach nor the s",  subject to following repairs or a led on the extraordina	350,000 1,350,000 r and in accordan Income Approac completion per plans literations on the bas ry assumption that the	ce with USPAP, the hare considered is and specifications of a hypothetical condition or deficient	ne appraiser value appraiser v	valued estab a hypo e repairs equire a	the Subject pro- polish a reliable es thetical condition that s or alterations have alteration or repair:	perty using the S timate of value fo at the improvements be been completed, or	ales Approach r the Subject.  have been subject to the	

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566-4101851 File # PR#521162

				ppraisai K	•	File # PR#5211	
FEATURE	SUBJECT	COMPARA	ABLE SALE # 4	COMPARA	BLE SALE # 5	COMPARA	BLE SALE # 6
Address 20228 23rd PI N	W	2025 NW 204t	h St	2600 NW 201s	t St	19212 Richmor	nd Beach Dr NW
Shoreline, WA 9		Shoreline, WA		Shoreline, WA		Shoreline, WA	98177
Proximity to Subject		0.10 miles E	00111	0.26 miles SW	00111	0.60 miles S	00111
Sale Price	\$	U. TO TIMES E	\$ 1,100,000		¢ 000 500		\$ 1,445,000
	1.		1,100,00		\$ 999,500		.,,
Sale Price/Gross Liv. Area	\$ 50	.ft. \$ 859.38 sq		\$ 649.03 sq.1		\$ 562.26 sq.f	•
Data Source(s)		NWMLS #218	3208;DOM 5	NWMLS #2298	717;DOM 0	NWMLS #2295	104;DOM 103
Verification Source(s)		Tax Records/F	ublic Records	Tax Records/P	ublic Records	Tax Records/P	ublic Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		Listing	(//-	Listing	(/
Concessions				Listing		Listing	
		Conv;0		10/01		A (:	
Date of Sale/Time		s02/24;c01/24		c10/24		Active	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7215 sf	7798 sf	-1,338	3 11600 sf	-10,067	5616 sf	+3,671
View	B;Wtr;	B;Wtr;	,	B;Wtr;	,	B:Wtr:	,
Design (Style)		ble DT1;Rambler	1	DT2;Contemp.	0	DT2;Multi-Leve	1 0
Quality of Construction					0	Q4	0
4	Q4	Q4		Q4		-	_
Actual Age	56	71	(	87		84	0
Condition	C3	C3		C4	+49,975		
Above Grade	Total Bdrms. Ba	hs Total Bdrms. Bat	ns (	) Total Bdrms. Bath	s 0	Total Bdrms. Bath	s 0
Room Count	7 3 2	0 6 3 1.	+4,000	7 3 2.0		9 4 4.0	-8,000
Gross Living Area	1,698 sc			<del></del>			
Basement & Finished	966sf966sfin	810sf810sfwo	+7,800		+48,300	· · · · · · · · · · · · · · · · · · ·	+48,300
							·
Rooms Below Grade	1rr1br1.0ba2c	1rr1br1.0ba1o	+15,600		+100,600		+100,600
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	WFA/ None	WFA/ None		WFA/ None		WFA/ None	
Energy Efficient Items	Reg. Insulatio	n Reg. Insulation	n	Reg. Insulation		Reg. Insulation	
Garage/Carport	3gbi3dw	2gd1gbi3dw		None		2gd2dw	+20,000
Porch/Patio/Deck	Porch,Deck	Porch,Patio,Do		Porch,Deck	. 50,000	Porch,Deck	. 20,000
· · · · · · · · · · · · · · · · · · ·					_		_
Fireplaces	2FP, 1WS	2FP		0 1FP	0	2FP	0
Extras	None	None		None		None	
Net Adjustment (Total)		<b>X</b> + □ -	\$ 130,562	2 🗶 + 🗌 -	\$ 288,308	+ <b>X</b> -	\$ -53,429
Adjusted Sale Price		Net Adj. 11.9		Net Adj. 28.8		Net Adj. 3.7	
of Comparables		Gross Adj. 12.1		2 Gross Adj. 30.9			
Report the results of the research	and analysis of the						ا <i>ا</i> ن,اقر,ا قر,ا
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ITEM			COMPADABLEC	ΛΙ Γ <i>-</i> μ	COMPADADIC CALC #		\D\D  F C\  F # C
ITEM		SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE SALE #	5 COMPA	ARABLE SALE # 6
Date of Prior Sale/Transfer		SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE SALE #	5 COMPA	ARABLE SALE # 6
		SUBJECT	COMPARABLE S.	ALE # 4	COMPARABLE SALE #	5 COMPA	ARABLE SALE # 6
Date of Prior Sale/Transfer	NWMLS/	ax Records	COMPARABLE S		COMPARABLE SALE #		ARABLE SALE # 6  Tax Records
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		ax Records	NWMLS/Tax Red	cords NW	MLS/Tax Records		Tax Records
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	01/07/202	ax Records	NWMLS/Tax Rec 01/07/2025	cords NWI	MLS/Tax Records 07/2025	NWMLS/ 01/07/202	Tax Records
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h	01/07/202 istory of the subject	ax Records 5 property and comparab	NWMLS/Tax Rec 01/07/2025 e sales No	cords NWI	MLS/Tax Records	NWMLS/ 01/07/202	Tax Records
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	01/07/202 istory of the subject	ax Records 5 property and comparab	NWMLS/Tax Rec 01/07/2025 e sales No	cords NWI	MLS/Tax Records 07/2025	NWMLS/ 01/07/202	Tax Records
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h	01/07/202 istory of the subject	ax Records 5 property and comparab	NWMLS/Tax Rec 01/07/2025 e sales No	cords NWI	MLS/Tax Records 07/2025	NWMLS/ 01/07/202	Tax Records
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Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h listings have resold within  Analysis/Comments Compa and status change reporte	01/07/202 istory of the subject a year prior to	ax Records  5 property and comparab the effective date	NWMLS/Tax Rec 01/07/2025 e sales No of this report.	cords NW 01/0 public record co	MLS/Tax Records 17/2025 uld be found indica	NWMLS/ 01/07/202 ting that these c	Tax Records 25 omparable
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h listings have resold within  Analysis/Comments Compa and status change reporte	01/07/202 istory of the subject a year prior to	ax Records  5 property and comparab the effective date	NWMLS/Tax Rec 01/07/2025 e sales No of this report.	cords NW 01/0 public record co	MLS/Tax Records 17/2025 uld be found indica	NWMLS/ 01/07/202 ting that these c	Tax Records 25 omparable
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h listings have resold within  Analysis/Comments Compa and status change reporte	01/07/202 istory of the subject a year prior to	ax Records  5 property and comparab the effective date	NWMLS/Tax Rec 01/07/2025 e sales No of this report.	cords NW 01/0 public record co	MLS/Tax Records 17/2025 uld be found indica	NWMLS/ 01/07/202 ting that these c	Tax Records 25 omparable
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

	566-4101851
File#	PR#521162

FEATURE	SUBJECT	COMPARAB	SLE SALE # 7	COMF	<u>PARABLE</u>	E SALE # 8	C	OMPARABLI	E SALE # 9
Address 20228 23rd PI N	W								
Shoreline, WA 98	3177								
Proximity to Subject									
Sale Price	\$		\$			\$			\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ sq.ft		\$	sq.ft.		\$	sq.ft.	
Data Source(s)									
Verification Source(s)	DECORPTE	DECOR!ET::::	./\\\.	DECCE:	ION:	. / ) 🛧 🖟 ''	B=0.5-	UDT:O:	( ) \$ 4 !!
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTI	ION	+(-) \$ Adjustment	DESCR	RIPTION	+(-) \$ Adjustment
Sales or Financing									
Concessions  Pete of Cole/Time									
Date of Sale/Time	N.D.								
Location	N;Res;								
Leasehold/Fee Simple Site	Fee Simple								
View	7215 sf								
Design (Style)	B;Wtr; DT1;Rsd-Ramble								
Quality of Construction	Q4	S.							
Actual Age	56								
Condition	C3								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total Bdr	ms. Baths	
Room Count	7 3 2.0	. Janino. Dallio		. J. Dullio.	24110		. Juli	54415	
Gross Living Area	1,698 sq.ft.	sq.ft			sq.ft.			sq.ft.	
Basement & Finished	966sf966sfin	5q.n			24.16			5q.1t.	
Rooms Below Grade	1rr1br1.0ba2o								
Functional Utility	Typical								
Heating/Cooling	WFA/ None								
Energy Efficient Items	Reg. Insulation								
Garage/Carport	3gbi3dw								
Porch/Patio/Deck	Porch,Deck								
Fireplaces	2FP, 1WS								
Extras	None								
Net Adjustment (Total)		+   -	\$	+		\$	_ +		\$
Adjusted Sale Price		Net Adj. %		Net Adj.	%		Net Adj.	%	
of Comparables			\$	Gross Adj.	%		Gross Adj.	%	\$
Report the results of the research									ADJ E 0.11 = 11 -
ITEM	Sl	JBJECT	COMPARABLE SA	ALE # 7	CO	MPARABLE SALE # 8	3	COMPARA	ABLE SALE # 9
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	NWMLS/Tax	x Records							
Effective Date of Data Source(s)  Analysis of prior sale or transfer hi	01/07/2025	narty and asmarable	aalaa						
Analysis of prior sale or transfer n	story of the subject pro	perty and comparable	sales						
Analysis/Comments									
Analysis/ committents									

Freddie Mac Form 70 March 2005

UAD Version 9/2011

Cupplemental Addendum

Supplemental Addendum	File No. PR#521162
County Kina	State WA Zip Code 98177

### ANSI Disclosure

This home was measured according to the Square Footage - Method for Calculating: ANSI® Z765-2021.

#### Rounding

Borrower Property Address

Lender/Client

City

The finished square footage of a house is to be reported to the nearest whole square foot for above-grade finished square footage and for below-grade finished square footage. When using SI units, floor area is reported to the nearest 0.1 square

Gary Rosenthal

Shoreline

20228 23rd PI NW

New American Funding

- Reporting of Above- and Below-Grade Areas
   Detached Single-Family House with basement:
- "A one-story detached single-family house with 1,698 sq ft above-grade finished square feet and 966 sq ft below-grade finished square feet. In addition, the property includes a 644 sq ft three-car garage."
- The subject home has 2,664 sq ft (GLA, finished above grade) on two levels. 1698 sq ft on the first floor and 966 sq ft on the basement floor. Non-GLA areas include: a 644 sq ft three-car garage. See the attached photos and sketch pages for details.

### All measurements are taken to the nearest inch.

Porches, balconies, decks, and similar areas that are not enclosed or not suitable for year-round occupancy cannot be included in the Statement of Finished Square Footage but may be listed separately, measured from the exterior finished surface of the house to the outer edge of the floor surface area or exterior surface, and calculated by using the method referenced in this standard.

Areas Not Considered Finished Square Footage
Finished areas that do not meet the criteria of calculated square footage such as those areas not connected to the house, unfinished areas, and other areas that do not fulfill the requirements of finished square footage prescribed above cannot be included in the Statement of Finished Square Footage but may be listed separately. Any calculation and statement of unfinished square footage must distinguish between above-grade areas and below-grade areas.

#### **Prior Services:**

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 90 days and was derived using the Market Data presented in this report which is based on similar sales and listings reported in the Northwest Multiple Listing Service as of the effective date of this Appraisal.

### **HIGHEST AND BEST USE:**

In estimating the subject's Highest and Best Use as a single-family residence, it was determined that it's use was: physically possible, legally permissible, economically feasible, and maximally productive. HIGHEST AND BEST USE CONCLUSIONS:

The current use of the subject site (residential improved)

The intended use of the appraisal is solely to assist FHA in assessing the risk of the Property securing the FHA-insured Mortgage (24 CFR § 200.145(b)). FHA and the Mortgagee are the intended users of the appraisal report. The FHA Appraisar does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes only. following the FHA protocol as detailed on the revised Appendix D of handbook 4000.1 which includes a visual inspection on the site and all the improvements. All utilities were connected and working during the inspection, as part of the FHA protocol described above the Appraiser tested all the electrical and mechanical systems of the home including a significant number of electrical outlets, plumbing fixtures, and the heating system. A head and shoulders inspection was made in the attic. Based on this inspection it is the appraiser's opinion that the General Acceptability Criteria standards has been met and the subject meets all FHA/HUD minimum standards as set forth in the 4000.1. Due to the street location of some comparables an angled photo could not be provided for all comparables in this report and front photos were included instead.

## **Summary of Sales Comparison Approach:**

The subject is a 1 story home with a basement and the search for comparable sales was focused on finding comparable sales with these specific characteristics. In order to use the most relevant sales the search had to be expanded beyond 6 months to include comparable 4 to competing areas with similar market appeal and influences. Incremental acreage is adjusted at \$100,000 per acre, GLA is adjusted at \$250.00 per SF, basement size finished at \$100.00 per SF and \$50.00 per unfinished SF. Full bathrooms are adjusted at \$4,000 each and garage stalls at \$20,000. The sales are similar in age, style, size, and location. They bracket the subject's value both before and after adjustment as well as the GLA. Comparable 1 was given the most weight for being the most recent sale similar to the subject and for hav ing the fewest net-gross adjustments. All adjustments are based on market reaction and were extracted from paired sales in the area.

Adjustments for condition of improvements were applied based MLS interior pictures and commentary and market reaction and were extracted from paired sales in the area No adjustments for age of construction were considered necessary. The dwelling has a fireplace however this does not add contributory value in the subject's marketplace.

A thorough search was made in this market in order to find comparable sales with single adjustments less than 10%, Net adjustments less than 15% and gross adjustments less than 25%, due to the special characteristics of the subject larger adjustments were necessary which is a common practice for the type of property being appraised. The comparable sales selected (which are the most similar available to the subject) are still substantially different in GLA, design, and age resulting on a wide range of prices between the highest and the lowest sales which exceeds 25%. The Appraiser is using these highest and lowest sales for being both, superior and inferior to the subject and to bracket all the differences and the final opinion of value.

Quality of construction and condition of improvements adjustments are based on the effective age and level of upgrades and features for the comparables is based on the information found on the NWMLS including interior photos and comments (Wood, floors, granite countertops, stainless steel and appliances, custom design, etc.) The adjustments were extracted from paired sales in the area including the comparable sales used in this report a 5% was applied for every change of level of quality (Q4, vs Q3 vs Q2)

On 01/14/2025: The comparable 4 fulfill the requirements of basement and size site.

566-4101851 File # PR#521162

See attached addenda.			
COST APPROACH TO VALUE	(not required by Fannie Mae)		
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Freddie Mac Form 70 March 2005

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566-4101851 File # PR#521162

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Eduardo C Montero	Name
Company Name North Coast Appraisal Group	Company Name
Company Address <u>18828 46th Ave NE</u>	Company Address
Arlington, WA 98223	
Telephone Number <u>(425) 956-3819</u>	Telephone Number
Email Address <u>Eduardo@NorthCoastApp.com</u>	Email Address
Date of Signature and Report 01/14/2025	Date of Signature
Effective Date of Appraisal 01/07/2025	State Certification #
State Certification # 1702286	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State WA	
Expiration Date of Certification or License 06/22/2026	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
20228 23rd PI NW	☐ Did inspect exterior of subject property from street
Shoreline, WA 98177	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,350,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
, -	
Name PropertyRate Company Name New American Funding	COMPARABLE SALES
	Did not inspect exterior of comparable sales from street
92780 Email Address N/A	Did inspect exterior of comparable sales from street
Email Address N/A	Date of Inspection

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FHA/VA Case No. 566-4101851 566-4101851

# **Market Conditions Addendum to the Appraisal Report**

File No. PR#521162

The purpose of this addendum is to provide the lender/c									
neighborhood. This is a required addendum for all appra Property Address 20228 23rd PI NW	usai reports with an effective		tter April 1, 2 Shoreline		State	e WA	ZIP Code 98	177	
Borrower Gary Rosenthal		Oity	JIIUI EIII IE		Jiall	~ vvA	211 0000 98	111	
Instructions: The appraiser must use the information red	quired on this form as the b	asis for his/he	er conclusions	s, and must provide support	for thos	se conclusio	ns, regardina		
housing trends and overall market conditions as reporter it is available and reliable and must provide analysis as it explanation. It is recognized that not all data sources will in the analysis. If data sources provide the required information average. Sales and listings must be properties that computing subject property. The appraiser must explain any anomal	d in the Neighborhood secti indicated below. If any requi I be able to provide data for rmation as an average instea pete with the subject proper	on of the appraired data is una the shaded ar ad of the media ty, determined	aisal report for available or is reas below; if ian, the appra I by applying	orm. The appraiser must fill it is considered unreliable, the a it is available, however, the iser should report the available the criteria that would be use	n all the ppraise apprais ole figur	e information er must prov er must incl re and identi	n to the extent ide an ude the data fy it as an		
Inventory Analysis	Prior 7–12 Months	Prior 4–6		Current – 3 Months	$\overline{}$		Overall Trend		
Total # of Comparable Sales (Settled)	28	13		18	$\Box$	ncreasing	Stable		Declining
Absorption Rate (Total Sales/Months)	4.67	4.3		6.00	_	ncreasing	<b>X</b> Stable	一	Declining
Total # of Comparable Active Listings	N/A	N/A		6		Declining	<b>X</b> Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	A	1.0		Declining	<b>X</b> Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6	Months	Current – 3 Months			Overall Trend		
Median Comparable Sale Price	1,375,000	1,077		1,249,250	_	ncreasing	<b>X</b> Stable		Declining
Median Comparable Sales Days on Market	6	14		25		Declining	Stable	4	Increasing
Median Comparable List Price	1,447,500	1,249		1,445,000			Stable Stable	-	Declining
Median Comparable Listings Days on Market  Median Sale Price as % of List Price	N/A	N//		103			Stable Stable	+	Increasing Declining
Seller-(developer, builder, etc.)paid financial assistance	103.97% prevalent? Yes	98.8° X No	1%	102.02%	_	Declining	➤ Stable	뮴	Increasing
Explain in detail the seller concessions trends for the par			creased from	3% to 5%, increasing use of			_	IL	orodoniy
fees, options, etc.). Conditions within the i	•							sellir	ıa
within 0 and 90 days. Concessions and dis									
cases above asking price. Foreclosure ac		•	p. 0 p 0	are being cord at no	·g		, p. 100 a. 1a .		
N I	•								
Are foreclosure sales (REO sales) a factor in the market	? Yes 🔀 No	o If yes, ex	xplain (includ	ng the trends in listings and	sales o	f foreclosed	properties).		
The appraiser has reviewed closed sales	over the past 12 mor	nths, as we	ell as, curr	ent available listings f	rom v	vithin the	subject's m	arke	t area.
Out of the 65 sales and listings analyzed a	as possible comparat	ble sales n	one of the	m were found to be b	ank c	wned.			
Cite data sources for above information. North	waat Multipla Liating	Comico T	ha laaal N						
1101111		Service. II				نط میلممسی	ataria liatina		
	amplete the estive li			ILS does not have a t	ool to	make hi	storic listino	sea	orics,
therefore it is not possible to find data to c	complete the active lis				ool to	make hi	storic listing	sea	ones,
		stings secti	ion require	ed above.				j seai	ones,
Summarize the above information as support for your co	onclusions in the Neighborh	stings section of	ion require	ed above.  I report form. If you used an	y additi	ional informa	ation, such as	j seai	ones,
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566-4101851 File No. PR#521162

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C/

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

Ce

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### **Quality Ratings and Definitions**

Q-

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UAD Version 9/2011 (Updated 4/2012)

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Quality Ratings and Definitions (continued)

0.3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### O.F

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

# Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

# **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale of Financing Concessions  Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
-		Basement & Finished Rooms Below Grade
in	Interior Only Stairs	
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

## Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

UAD Version 9/2011 (Updated 4/2012)

# **Appraiser Independence Certification**

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, o	lirector, officer, or agent (	of PropertyRate,
or any other third party acti	ng as joint venture partne	r, independent contractor, appraisal management
company, or partner on beha	lf ofNew Ame	rican Funding , influenced, or attempted
to influence the development collusion, compensation, indu		ew of my appraisal through coercion, extortion, ry, or in any other manner.
I further assert thatfollowing prohibited behavior	i	has never participated in any of the

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

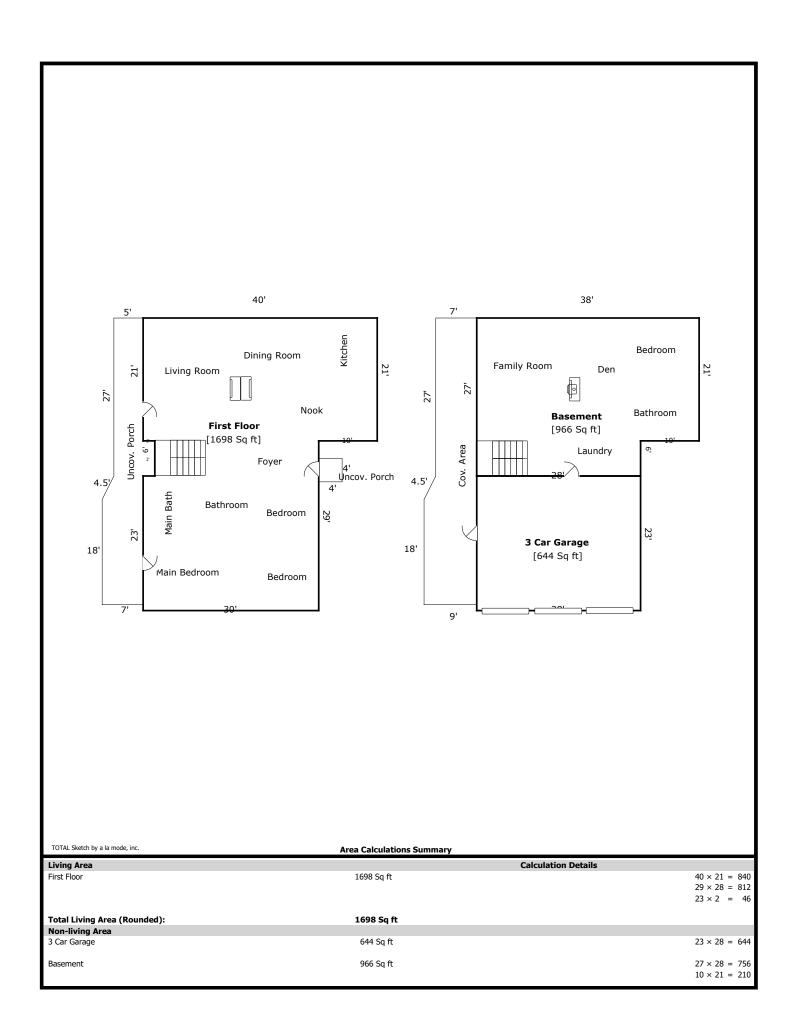
	04/44/0005	
Signature	<u>01/14/2025</u> Date	
Eduardo C Montero	1702286	
Appraiser's Name	State License or Certification #	
	06/22/2026	WA
State Title or Designation	Expiration Date of License or Certification	State
20228 23rd PI NW. Shoreline. WA 98177		

Address of Property Appraised

05/13

# **Building Sketch**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			



# **Subject Photo Page**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			



# **Subject Front**

20228 23rd PI NW

Sales Price

Gross Living Area 1,698 Total Rooms 7 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View B;Wtr; Site 7215 sf Quality Q4 56 Age



# **Subject Rear**



# **Subject Street**

# **Photograph Addendum**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			





Street Side





Side Covered area



**View** 



Oversized open deck

# **Interior Photos**

Borrower	Gary Rosenthal				
Property Address	20228 23rd PI NW				
City	Shoreline	County King	State WA	Zip Code 98177	
Lender/Client	New American Funding				





Bedroom Bedroom





Main Bedroom Main Bath



Furnace



**Water Heater** 

# **Interior Photos**

Borrower	Gary Rosenthal		_	
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			





Kitchen Nook





Living Room Dining Room





Foyer Bathroom

# **Interior Photos**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			





3 Car Garage

**Bedroom in Basement** 





**Bathroom in Basement** 

**Family Room** 





**Den** Laundry

# **Photograph Addendum**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			



Attic

### **Comparable Photo Page**

Borrower	Gary Rosenthal							
Property Address	20228 23rd PI NW							
City	Shoreline	County	King	State	WA	Zip Code	98177	
Lender/Client	New American Funding							



# Comparable 1

20137 21st Ave NW

Prox. to Subject 0.10 miles SE Sales Price 1,549,000 Gross Living Area 1,900 Total Rooms 8 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View B;Wtr; Site 9750 sf Quality Q3 Age 75



# Comparable 2

1843 NW 202nd St

Prox. to Subject 0.20 miles SE Sales Price 1,008,500 Gross Living Area 1,910 Total Rooms 8 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 9000 sf Quality Q4 Age 67



# Comparable 3

24323 Timber Ln

Prox. to Subject 0.17 miles NE Sales Price 1,889,000 2,704 Gross Living Area Total Rooms 9 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 25265 sf Site Quality Q2 Age 101

### **Comparable Photo Page**

Borrower	Gary Rosenthal			
Property Address	20228 23rd PI NW			
City	Shoreline	County King	State WA	Zip Code 98177
Lender/Client	New American Funding			



# Comparable 4

2025 NW 204th St

Prox. to Subject 0.10 miles E Sales Price 1,100,000 Gross Living Area 1,280 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; View B;Wtr; Site 7798 sf Quality Q4 Age 71



# Comparable 5

2600 NW 201st St

Prox. to Subject 0.26 miles SW Sales Price 999,500 Gross Living Area 1,540 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View B;Wtr; Site 11600 sf Quality Q4 Age

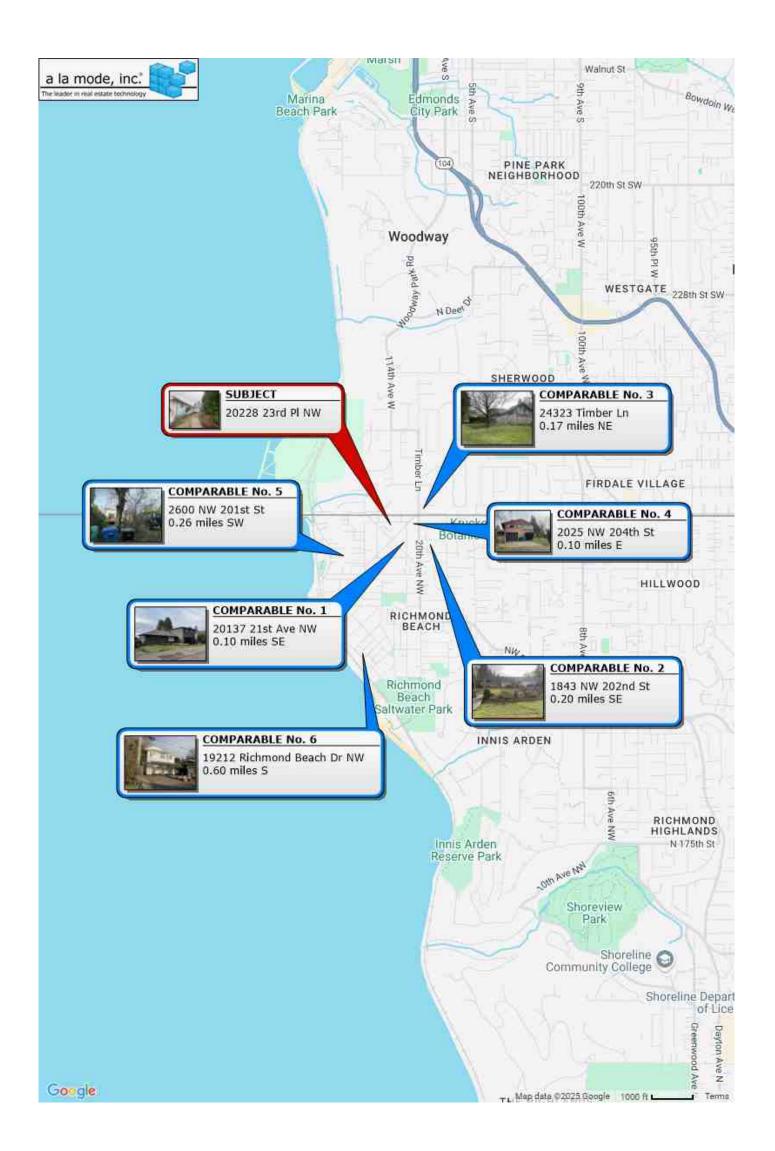


# Comparable 6

19212 Richmond Beach Dr NW Prox. to Subject 0.60 miles S Sales Price 1,445,000 Gross Living Area 2,570 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 4.0 Location N;Res; View B;Wtr; Site 5616 sf Quality Q4 Age 84

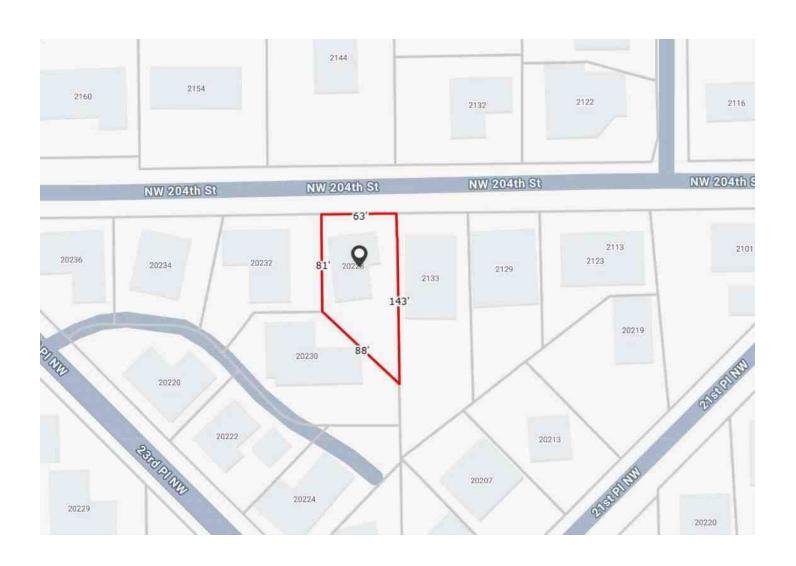
### **Location Map**

Borrower	Gary Rosenthal							
Property Address	20228 23rd PI NW							
City	Shoreline	County	King	St	ate WA	Zip Code	98177	
Lender/Client	New American Funding							



# **Plat Map**

Borrower	Gary Rosenthal						
Property Address	20228 23rd PI NW						
City	Shoreline	County King	State v	VΑ	Zip Code	98177	
Lender/Client	New American Funding						



# **Aerial Map**

Borrower	Gary Rosenthal							
Property Address	20228 23rd PI NW							
City	Shoreline	County	King	St	ate WA	Zip Code	98177	
Lender/Client	New American Funding							

